

**Thorpe St Andrew Town Council
Minutes of the Plans Committee meeting held on
13 February 2017 at 7.30pm**

- 1 Present:**
Mr J Fisher (Chairman)
Mr P Berry Mr F Bowe Mr N Hancock Mr R Robson
Mr D Sears

Apologies:
none

In attendance:
Mrs F Bass (Deputy Clerk) Mrs D Matthews (Committee Officer)
Mrs J Parr (Administrative Officer)
Also present was 1 Member of the public

2 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

No declarations were made.

3 MINUTES

The Minutes of the meeting held on 16 January 2017 were agreed and signed as a true record.

4 PLANNING ITEMS RAISED BY RESIDENTS

No residents present raised any items.

5 PLANNING APPLICATIONS

- (i) REF: 20162178 – 151 Yarmouth Road – sub division of one dwelling into two dwellings. Mr Fisher stated there were no concerns about this proposal, indeed the retention and adaption of what was a character property was to welcomed. **NO OBJECTION** – the Town Council welcomes the proposal which allows for the retention and adaptation of a character building.
- (ii) REF: 20162185 – The Oaks – 16 Harvey Lane – extension and alteration to existing offices to facilitate change of use to 8 flats, comprising first floor extension, French balconies at first floor level and ground floor double doors. Mr Fisher commented that this character building had previously been used as a children’s home and that the proposals raised no concerns having regard to the large size of the plot and the natural screening. The proposals would not likely create any additional traffic movements compared to previous use but any further development of the site in addition to that proposed could cause highway concerns. **NO OBJECTION** - the Town Council welcomes the proposal which allows for the retention and adaptation of a character building but would be concerned about any further development on the site having regard to the highway access.

- (iii) REF: 20170071 – Melton, 53 Hillcrest Road – single storey side and rear extension. Dormer windows to front and rear. Mr Berry commented that the adjoining neighbour was concerned about the impact of the proximity of the extension on the amount of light accessing his property. Members had some sympathy with these concerns but did not object to the proposal in principle. **NO OBJECTION** but further negotiation take place regarding the possibility of increasing the distance between the extension and the boundary to reduce the impact of the extension on the light accessing the neighbour's property.
- (iv) REF: 20170096 – 4 Harvey Close – front porch. Mr Sears raised no concerns about this proposal - **NO OBJECTION**.
- (v) REF: 20170214 – 22B Chapel Lane, single storey garden room extension to the rear. Mr Fisher commented that this proposal raised no concerns. **NO OBJECTION**.

PERMISSIONS GRANTED BY BROADS AUTHORITY

- (i) REF: BA/2016/0454 - land at Pump House Yarmouth Road – T1 Willow – pollard to 6ft.
- (ii) REF: BA/2016/0453 - land at Pump House Yarmouth Road – T1 Birch – fell.

FOR NOTING

TPO 2017 – Oak tree at rear of 4 Newcastle Close.

PERMISSION REFUSED

REF: 2016/1229 42 Plumstead Road East.

PERMISSION CONFIRMED

- (i) BA/2016/0393/TCCA – T1 – 2 Sycamore – The Poplars, 32 Yarmouth Road.
- (ii) BA/2016/0441/COND – Norwich Frostbites Sailing – BA/2014/0071/FULL – variation condition 2.

COMMENTS FROM THE CHAIRMAN

- (i) REF: 2017/0095 – Land south of Broadland Gate, Postwick – The Chairman reported that this application was for the development of a petrol filling station, 2 no drive-through restaurants, and a 24 space HGV parking area. Despite an environmental impact assessment having been carried out there were concerns about the proposed removal of trees and hedges and it was felt that a more comprehensive proposal for retention and replacement of landscaping and screening was needed which would help to reduce the visual impact of the proposals. Concern was also raised about the potential for pollution from contaminated surface water draining into the existing nearby lagoon and that this needed to be contained within the site. It was also felt that the existing access arrangements were not adequate to service the proposal. Members all shared these concerns and it was

RESOLVED to submit the following comments:

- that a more comprehensive proposal for retention and replacement of landscaping and screening was needed which would help to reduce the visual impact of the proposals;
- there is concern about the potential for pollution from contaminated surface water draining into the existing nearby lagoon and that this needed to be contained within the site;
- the existing access arrangements were not adequate to service the proposal.

- (ii) REF: 2017/0104 – Land south of Salhouse Road, Sprowston - The Chairman reported that this application was for the development of a further 380 dwellings as part of a larger site at Salhouse Road which had already been granted permission for 800 homes. This proposal raised no issues for the Town Council and it was

RESOLVED that no comment be made.

10 ENFORCEMENT NOTICES – CONFIDENTIAL

Members noted the update on confidential and non-confidential enforcement matters.

Arising from consideration of this matter, the Chairman made reference to unauthorised signs being used at the premises at 185 Yarmouth Road and that this matter needed to be referred to the planning authority for consideration.

11 DATE OF NEXT MEETINGS

6 March 2017	Town Council
13 March 2017	Plans Committee

The meeting closed at 8:08pm

Signed:

Dated: